

MEMBERS PRESENT: LEONARD KRAWCHECK, MICHAEL ROBINSON, MARGARET SMITH,  
WALTER JAUDON, ROSS APPEL  
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, VANESSA ELLINGTON

AGENDA

BOARD OF ZONING APPEALS-ZONING

JULY 18, 2017 5:15-17 P.M. 2 GEORGE STREET  
8:22 P.M.

A. Deferred applications from previously advertised BZA-Z agendas. For information call 724-3781.

1. 36 N. MARKET ST. 5 GUIGNARD ST. APP. NO. 1707-18-A1  
AND 235 EAST BAY ST. (458-05-03-041,138 AND 036)

Request special exception under Sec.54-220 to allow a 50-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owners-Apex Real Property, LLC, East Bay 7, LLC/Applicant-Womble Carlyle Sandridge & Rice, LLP

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval with conditions: 1) no access to conference room from Market Street; 2) mandatory right turn onto Guignard for leaving hotel.

MADE BY: M.Smith SECOND: W.Jaudon VOTE: FOR 4 AGAINST 0  
\*M.Robinson recused

2. 359 NORTH NASSAU ST. (EAST CENTRAL) APP. 1707-18-A2  
(459-01-01-035)

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,500sf; 2,500sf required). Request variance from Sec. 54-301 to allow construction of a single-family residence with a 0-ft. front setback, a 0-ft. north side setback (balcony), a 5-ft. south side setback and 5-ft. total side setback (25-ft, 3-ft.7-ft. and 10-ft. required). Zoned DR-2F.

Owner-Nassau Properties, LLC/Applicant-Zourzoukis Homes, LLC

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval with conditions: 1) minimum 6-foot side setback; 2) roof – asphalt shingles; 3) gutter along south side; 4) window over kitchen designed to allow privacy for both houses at direction of City staff.

MADE BY: M.Robinson SECOND: W.Jaudon VOTE: FOR 5 AGAINST 0

3. 67 MOULTRIE ST. APP. NO. 1707-18-A3  
(HAMPTON PARK TERRACE) (460-03-01-018)

Request use variance from Sec. 54-203 to allow art, design or other light/low retail uses (1<sup>st</sup> floor) in an existing 2-story building in a RO (Residential Office) zone district.

Owner-The Music House, LLC/Applicants-Mike Gruenloh, Marlon Kimpson

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: R.Appel SECOND: W.Jaudon VOTE: FOR 5 AGAINST 0

**B. New Applications:**

1.

721 W. SHERWOOD DR. (350-08-00-093)

APP. NO. 1707-18-B1
- Request variance from Sec. 54-301 to allow a 1-story addition (bathroom) with a 7-ft. south side setback (9-ft. required).  
Zoned SR-2.  
Owner-Crista Linares/Applicant-First Team Construction, Inc.
- APPROVED

XX

WITHDRAWN

0
- DISAPPROVED

0

DEFERRED

0

MOTION: Approval.

MADE BY: M.Smith SECOND: M.Robinson VOTE: FOR 5 AGAINST 0

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2.

1942 BELLONA ST. (DANIEL ISLAND)  
(277-08-02-010)

APP. NO. 1707-18-B2
- Request variance from Sec. 54-283 (Daniel Island Master Plan) to allow a hvac platform with a 1.3-ft side setback (3-ft. required).  
Zoned DI-R.  
Owners-Wateroak Land Holdings, Shelter, LLC/Applicant-Adam Johnson
- APPROVED

XX

WITHDRAWN

0
- DISAPPROVED

0

DEFERRED

0

MOTION: Approval.

MADE BY: M.Robinson SECOND: M.Smith VOTE: FOR 5 AGAINST 0

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3.

34 MEETING ST. (CHARLESTOWNE)  
(457-16-04-012)

APP. NO. 1707-18-B3
- Request special exception under Sec. 54-110 to allow a non-conforming dwelling unit (carriage house) to be extended by converting garage/storage area to have an additional bedroom.  
Zoned SR-3.  
Owner-Mary H. deSaussure/Applicant-Harper James Finucan
- APPROVED

XX

WITHDRAWN

0
- DISAPPROVED

0

DEFERRED

0

MOTION: Approval.

MADE BY: W.Jaudon SECOND: R.Appel VOTE: FOR 5 AGAINST 0

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4. 106 GROVE ST. (WAGENER TERRACE) APP. NO. 1707-18-B4  
(463-15-01-046)

Request special exception under Sec. 54-110 to allow an approved non-conforming restaurant use with days of operation Monday-Sunday and hours of operation 6:30 AM to 10 PM to expand the interior patron use area to 1,068sf (approved for 900sf of interior patron use area; no changes to the approved exterior patron use area are proposed).

Request special exception under Sec. 54-511 to allow expansion without providing the additional 2 off-street parking spaces that are required.  
Zoned SR-2.

Owner/Applicant-Alec Bradford

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: W.Jaudon SECOND: M.Smith VOTE: FOR 5 AGAINST 0

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5. 74, 76 & 78 HANOVER ST. (EASTSIDE) APP. NO. 1707-18-B5  
(459-05-04-191,190 AND 108)

Request special exception under Sec. 54-110 to allow a property-line adjustment that changes the lot area of three non-conforming lots to create two lots with lot areas that do not meet the minimum lot size requirement (2,500sf required).

Request special exception to allow construction of a single-family residence on lots of insufficient size.

Request variance from Sec. 54-301 to allow construction of a single-family residence on each lot with a 5-ft. south side setback and hvac platform with a 1-ft. 9-inch south side setback, a 4.75-ft. total side setback and a 62% lot occupancy (7-ft., 10-ft. and 50% lot occupancy limit).

Zoned DR-2F.

Owners-Carl Saxon, Luke Morrison, Charlie Letts/Applicants-Charlie Letts, Luke Morrison

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval with condition: 1) window locations on north side be reviewed by City staff to assure privacy between subject house, 80 Hanover Street.

MADE BY: M.Smith SECOND: W.Jaudon VOTE: FOR 4 AGAINST 0  
\*L.Krawcheck recused

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6. 218 PRESIDENT ST. (WESTSIDE) APP. NO. 1707-18-B6  
(460-07-04-159)

Request variance from Sec. 54-203 to allow a change to the permitted hours of operation for a restaurant from 11am-10pm Monday-Sunday, to ~~5pm~~11am-11pm Monday-Wednesday, ~~5pm~~11 am-12am (midnight) Thursday-Saturday and closed on

Sunday in a DR-2F (Diverse-Residential) zone district.

Owner-Yousef Hasan/Applicant-Jonathan Doar

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WITHDRAWN 0

DEFERRED 0

MOTION: Disapproval.

MADE BY: M.Robinson SECOND: W.Jaudon VOTE: FOR 5 AGAINST 0

7. 36 MURRAY BLVD. (CHARLESTOWNE) APP. NO. 1707-18-B7  
(457-11-02-073)

Request variance from Sec. 54-301 to allow a garden structure (pergola and chimney) with a 0-ft. rear setback (3-ft. required)  
Zoned SR-2.

Owners-Jeff & Jane Lightcap/Applicant-Glenn Keyes Architects

WITHDRAWN 0

DEFERRED XX

MOTION: Deferred.

MADE BY: SECOND: VOTE: FOR AGAINST

8. 78 MURRAY BLVD. (CHARLESTOWNE) APP. NO. 1707-18-B8  
(457-11-01-002)

Request special exception under Sec. 54-110 to allow a vertical extension (2<sup>nd</sup> story bathroom) to a non-conforming building footprint that does not meet the required 9-ft. east side setback.

Request variance from Sec. 54-301 to allow a porch addition with a 6-ft. east side setback (9-ft. required).

Zoned SR-2.

Owners-Clayton & Megan Mozinge/Applicant-Glenn Keyes Architects

WITHDRAWN 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Smith SECOND: W.Jaudon VOTE: FOR 4 AGAINST 0

\*L.Krawcheck recused

9. 1406 HOLT ST. (464-14-00-049) APP. NO. 1707-18-B9

Request use variance from Sec. 54-203 to allow an outside garden, nursery and retail use in a SR-1 (Single-Family) residential zone district for a proposed hardware store at 1409 King Street Extension.

Zoned SR-1.

Owner-Robert Hines (prospective owner)/Applicant-Robert Hines

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval with condition: 1) fencing to enclose outside not be chain link, or similar, including barbed wire.

MADE BY: M.Smith SECOND: R.Appel VOTE: FOR 5 AGAINST 0

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10. 764 RUTLEDGE AVE. APP. NO. 1707-18-B10  
(A/K/A 766 RUTLEDGE AVE.) (NORTH CENTRAL) (463-15-02-102)

Request variance from Sec. 54-301 to allow a 1-story addition (mudroom/bath/laundry/kitchen expansion) with a 16.9-ft. rear setback (25-ft. required).  
Zoned DR-1F.  
Owner/Applicant-Benjamin Joyce

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: W.Jaudon SECOND: M.Robinson VOTE: FOR 5 AGAINST 0

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11. 332 KING ST. (457-04-02-007) APP. NO. 1707-18-B11

Request special exception under Sec. 54-220 to allow a 24-unit accommodations use in a GB-A (General Business- Accommodations) zone district.  
Owner-Kalinsky Family, LLC/Applicant-LS3P

APPROVED	0	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	XX

MOTION: Deferred.

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

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12. 103 S. BATTERY (CHARLESTOWNE) APP. NO. 1707-18-B12  
(457-11-02-050)

Request variance from Sec. 54-301 to allow a landing, stair and hvac platform with a 5.3-ft. east side setback (9-ft. required).  
Zoned SR-2.  
Owners-Hugh & Cate Leatherman/Applicant-Tyler A. Smyth Architect, LLC

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WITHDRAWN 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: R.Appel VOTE: FOR 5 AGAINST 0

13.	14 HUMPHREY CT. (CANNONBOROUGH/ ELLIOTBOROUGH) (460-08-01-164)	APP. NO. 1707-18-B13
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Request variance from Sec. 54-301 to allow construction of a single-family residence with a 3.5-ft. west side setback, a 6.5-ft. total side setback (7-ft. and 10-ft. required).

Request variance from Sec. 54-317 to allow construction of a single-family residence without off-street parking spaces (two spaces required).

Zoned DR-2F.

Owner-HK3, LLC/Applicant-AJ Architects

WITHDRAWN 0

DEFERRED 0

MOTION: Disapproval.

MADE BY: M.Robinson SECOND: R.Appel VOTE: FOR 5 AGAINST 0

**MOTION:** Reconsideration of disapproval.

MADE BY: W.Jaudon SECOND: R.Appel VOTE: FOR 5 AGAINST 0

MOTION: Approval.

MADE BY: M.Smith SECOND: R.Appel VOTE: FOR 5 AGAINST 0

14. 16 BROAD ST. (FRENCH QUARTER) APP. NO. 1707-18-B14  
(458-09-03-026)

Request variance from Sec. 54-824 to allow a subdivision to create a lot that does not meet minimum lot frontage requirements (40-ft. required).

Request variance from Sec. 54-301 to allow a subdivision to create a lot for a single-family residence with a lot area of 1,692sf (4,000sf required).

Request variance from Sec. 54-301 to allow a single-family dwelling on Lot A with a 3.2-ft. south side setback (9-ft. required).

Request variance from Sec. 54-317 to allow a single-family dwelling on Lot A to not provide required off-street parking spaces (two spaces required).

Zoned LB.

Owner-WF Charleston, LLC/Applicants-Josh Schaap, Danny Gilbert

WITHDRAWN 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Smith SECOND: W.Jaudon VOTE: FOR 5 AGAINST 0

15. 60 HANOVER ST. (EASTSIDE) (459-05-04-102) APP. NO. 1707-18-B15

Request variance from Sec. 54-301 to allow the re-establishment of two dwelling units (duplex) with 1,760sf of lot area per dwelling unit (2,000sf required).  
Request variance from Sec. 54-301 to allow a hvac platform with a 0-ft. north side setback (3-ft. required).  
Request special exception from Sec. 54-511 to allow two dwelling units (duplex) with three off-street parking spaces (four spaces required).  
Zoned DR-2F.

Owner-Gail Poon/Applicant-McSweeney Engineers, LLC

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: R.Appel SECOND: M.Robinson VOTE: FOR 5 AGAINST 0

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For more information, contact the Zoning and Codes Division Office at 724-3781.

In accordance with the American with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.